

**TOEROEK
ASSOCIATES, INC.**

June 2, 2017

Mr. Mike Rafati
U.S. EPA Region 5, SR-6J
77 W. Jackson Boulevard
Chicago, IL 60604

Subject: EPA Contract No. EP-S5-14-01-001; Task Order No. 001; Work Order No. 05WK04282017; Task EF03; SSID 05WK; Jennison-Wright Site – Title Search Update

Dear Mr. Rafati:

On January 28, 2017, the U.S. Environmental Protection Agency (EPA) issued Work Order Number (No.) 05WK04282017 under Task Order No. 001 to Toeroek Associates, Inc. (Toeroek) via Work Request Form No. 175 (Project No. 175). The Work Order requested that Toeroek update the title information for the Jennison-Wright Site (the Site). A previous Draft Title Search Report was delivered by GRB Environmental Services, Inc. on April 23, 2010 (Attachment 5).

The scope of the title searches was from 2010 to the present for three Site Parcels that comprise the Site, collectively referred to as Site Parcels:

Parcel 1: Parcel No. 22-1-19-13-16-401-001;

Parcel 2: Parcel No. 22-1-19-13-16-401-002; and

Parcel 3: Parcel No. 22-1-19-13-20-401-001.

In addition, the following six northeasterly adjacent Parcels were researched in order to verify their current owner, per EPA's request:

Parcel 4: 22-1-19-13-12-201-037;

Parcel 5: 22-1-19-13-12-201-903;

Parcel 6: 22-1-19-13-16-401-903.001;

Parcel 7: 22-1-19-13-16-401-003;

Parcel 8: 22-1-19-13-20-401-903.001; and

Parcel 9: 22-1-19-13-20-401-002.

The aforementioned adjacent Parcels are, hereafter, collectively referred to as Adjacent Parcels. Attachment 1 shows the Site Parcels (red) along with the Adjacent Parcels (blue).

Responsive to the January 28, 2017, EPA request, title documents were collected and provide updated information as follows:

Parcel 1

Carrizales Properties, LLC is the current owner of Parcel 1. It acquired Parcel 1 from [Non-responsive]
[REDACTED]
[REDACTED]

Parcel 2 and Parcel 3

Carrizales Properties, LLC is the current owner of Parcel 2 and Parcel 3. It acquired both Parcels from [Non-responsive]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Parcel 4

East St. Louis and Interurban Water Company received Parcel 4 from [Non-responsive]
[REDACTED] through a deed executed on May 1, 1926 (TITLE-003). East St. Louis and Interurban Water Company changed their name to Illinois-American Water Company on May 26, 1978 (TITLE-004). The Marion County Assessor recognizes Illinois-American Water Company as the Parcel's current owner, occupant and taxpayer (MCA-004; MCT-004).

[Non-responsive]
[REDACTED]
[REDACTED]

The Bloomberg website lists Bruce Hauk as the company's president at 100 North Water Works Drive, Belleville, Illinois. Their telephone number is (618) 239-3266 (BBERG-001).

Toeroek recommends sending correspondence for Illinois-American Water Company to Bruce Hauk, President, at 100 North Water Works Drive, Belleville, Illinois 62233.

Parcel 5, Parcel 6, and Parcel 8

Parcel 5, Parcel 6, and Parcel 8 are currently owned by Norfolk Southern Railway Company. On September 1, 1981, Norfolk and Western Railway Company (N&W), acquired interest in the three aforementioned Adjacent Parcels from Illinois Terminal Railroad Company through a Deed (TITLE-005). N&W became a subsidiary of Norfolk Southern Corporation (NS Corp.) on June 1, 1982. NS Corp. transferred all N&W common stock to Southern Railway Company and the name was changed to Norfolk Southern Railway Company, which was effective on December 31, 1990. Norfolk Southern Railway Company remains a subsidiary of NS Corp. today (USSEC-001).

Parcel 5, Parcel 6, and Parcel 8 are assessed by the State of Illinois; therefore, Madison County Treasurer and Madison County Auditor do not collect taxes on the aforementioned Adjacent Parcels (MCA-005; MCA-006; MCA-008; MCT-005; MCT-006; MCT-008). No publicly available documentation is available to provide the Parcels' assessed values.

Illinois SOS records indicate N&W is a Virginia company that was authorized in Illinois on October 9, 1964, before it merged into Norfolk Southern Railway Company on September 1, 1998 (ILSOS-004, USSEC 001)). Norfolk Southern Railway Company is a Virginia company that was authorized in Illinois on August 8, 1920. James A. Squires is listed as the company's president at Three Commercial Place, Norfolk, Virginia (ILSOS-005).

Toeroek recommends sending correspondence for Norfolk Southern Railway Company to James A. Squires, President at Three Commercial Place, Norfolk, Virginia 23510.

Parcel 7

The City of Granite City, Illinois, is the current owner of Parcel 7. On January 26, 2009, the City of Granite City, Illinois, obtained ownership of Parcel 7 from Madison County, Trustee, through a Deed (TITLE-006).

As Parcel 7 is municipally owned, it is exempt from taxation (MCA-007; MCT-007).

Parcel 9

The City of Granite City, Illinois, is the current owner of Parcel 9. The City of Granite City, Illinois, obtained ownership over Parcel 9 in a Deed dated December 27, 2010 (TITLE-007).

Parcel 9 is exempt from taxation since it is municipally owned (MCA-009; MCT-009).

The Granite City website lists Brian Konzen as the city attorney at 1939 Delmar Avenue, Granite City, Illinois (GC-001).

An ownership table, mailing list, and reference index are provided as Attachments 2, 3, and 4, respectively. Thank you for the opportunity to work with you on this project, and please feel free to contact Sara Habert at 312.292.9554 or Zach Atencio at 312.690.7118 with any questions or comments.

Sincerely,



Kim Shultz
ESS V Program Manager

cc: S. Peterson, EPA Region 5
Toeroek ESS V File (TO-001)

Attachment 1 – Parcel Map

Attachment 2 – Updated Ownership Table

Attachment 3 – Mailing List

Attachment 4 – Reference Index

Attachment 5 – GRB Environmental Services, Inc. Title Search Report (April 23, 2010)



**Attachment 2
Ownership History Table**

Jennison-Wright Site
Draft Title Update Letter
June 2, 2017

Reference	Parcel(s)	Instrument Type	Grantor	Grantee	Execution Date	Filing Date	Record No.	Property Description/Comments
TITLE-001	Parcel 1	Quit Claim Deed	Non- [REDACTED]	Carrizales Properties, LLC	December 17, 2007	January 15, 2008	2008R02196	
TITLE-002	Parcels 2 and 3	Quit Claim Deed	Non- [REDACTED]	Carrizales Properties, LLC	December 17, 2007	January 15, 2008	2008R02197	
TITLE-003	Parcel 4	Deed	Non-responsive [REDACTED]	East St. Louis and Interurban Water Company	May 1, 1926	June 21, 1926		
TITLE-004	Parcel 4	Articles of Amendment	East St. Louis and Interurban Water Company (former name)	Illinois-American Water Company (current name)	May 26, 1978	June 6, 19778	A591373	
TITLE-005	Parcel 5, 6 and 8	Deed	Illinois Terminal Railroad Company	Norfolk and Western Railway Company	September 1, 1981	September 1, 1981		Includes the Parcels of interest among other parcels in multiple counties.
TITLE-006	Parcel 7	Deed	Marion County, Trustee	City of Granite City, Illinois	January 26, 2009	January 30, 2009	2009R04234	
TITLE-007	Parcel 9	Deed	Marion County, Trustee	City of Granite City, Illinois	December 27, 2009	December 30, 2010	2010R55409	

**Attachment 3 - Jennison-Wright Site
PRP Mailing List**

Jennison-Wright Site
Draft Title Update Letter
June 2, 2017

Parcel	Company Name (according to vesting deed)	Current Company Name	Contact Name	Title	Address	City	State	Zip	Phone
Parcel 1: 22-1-19-13-16-401-0001	Carrizales Properties, LLC	Carrizales Properties, LLC	Non- [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Parcel 2: 22-1-19-13-16-401-002									
Parcel 3: 22-1-19-13-20-401-002									
Parcel 4: 22-1-19-13-12-201-037	East St. Louis and Interurban Water Company	Illinois-American Water Company	Bruce Hauk	President	100 North Water Works Drive	Belleville	Illinois	62233	(618) 239-3266
Parcel 5: 22-1-19-13-12-201-903	Norfolk and Western Railway Company	Norfolk Southern Railway Company	James A. Squires	President	Three Commercial Place	Norfolk	Virginia	23510	
Parcel 6: 22-1-19-13-16-401-903.001									
Parcel 8: 22-1-19-13-20-401-903.001									
Parcel 7: 22-1-19-13-16-401-003	City of Granite City	City of Granite City	Brian Konzen	City Attorney	1939 Delmar Avenue	Granite City	Illinois	62040	(618) 876-8500
Parcel 9: 22-1-19-13-20-401-002									

Attachment 4: Reference Document Index	
Document Number	Document Description and Date
BBERG	Bloomberg.com
BBERG-001	Company Overview of Illinois American Water Company; obtained May 30, 2017
GC	City of Granite City
GC-001	Directory of Public Officials, City of Granite City; obtained May 11, 2017
ILSOS	Illinois Secretary of State
ILSOS-001	LLC File Detail Report, Carrizales Properties, LLC; obtained May 11, 2017
ILSOS-002	LLC Members, Carrizales Properties, LLC; obtained May 11, 2017
ILSOS-003	Corporation File Detail Report, Illinois-American Water Company; obtained May 11, 2017
ILSOS-004	Corporation File Detail Report, Norfolk and Western Railway Company; May 8, 2017
ILSOS-005	Corporation File Detail Report, Norfolk Southern Railway Company; obtained May 8, 2017
MCA	Marion County Auditor
MCA-001	Property Information for Parcel 22-1-19-13-16-401-001, Tax Year 2016; May 8, 2017
MCA-002	Property Information for Parcel 22-1-19-13-16-401-002, Tax Year 2016; May 8, 2017
MCA-003	Property Information for Parcel 22-1-19-13-20-401-001, Tax Year 2016; May 8, 2017
MCA-004	Property Information for Parcel 22-1-19-13-12-201-037, Tax Year 2016; May 8, 2017
MCA-005	Property Information for Parcel 22-1-19-13-12-201-901, Tax Year 2016; May 8, 2017
MCA-006	Property Information for Parcel 22-1-19-13-16-401-903.001, Tax Year 2016; May 8, 2017
MCA-007	Property Information for Parcel 22-1-19-13-16-401-003, Tax Year 2016; May 8, 2017
MCA-008	Property Information for Parcel 22-1-19-13-20-401-903.001, Tax Year 2016; May 8, 2017
MCA-009	Property Information for Parcel 22-1-19-13-20-401-002, Tax Year 2016; May 8, 2017
MCT	Marion County Treasurer
MCT-001	Tax Information for Parcel 22-1-19-13-16-401-001, Tax Year 2015; May 11, 2017
MCT-002	Tax Information for Parcel 22-1-19-13-16-401-002, Tax Year 2015; May 11, 2017
MCT-003	Tax Information for Parcel 22-1-19-13-20-401-001, Tax Year 2015; May 11, 2017
MCT-004	Tax Information for Parcel 22-1-19-13-12-201-037, Tax Year 2015; May 11, 2017
MCT-005	Tax Information for Parcel 22-1-19-13-12-201-901, Tax Year 2015; May 11, 2017
MCT-006	Tax Information for Parcel 22-1-19-13-16-401-903.001, Tax Year 2015; May 11, 2017
MCT-007	Tax Information for Parcel 22-1-19-13-16-401-003, Tax Year 2015; May 11, 2017
MCT-008	Tax Information for Parcel 22-1-19-13-20-401-903.001, Tax Year 2015; May 11, 2017
MCT-009	Tax Information for Parcel 22-1-19-13-20-401-002, Tax Year 2015; May 11, 2017
NEXIS	Nexis®
NEXIS-001	Nexis® Comprehensive Individual Report, Gilbert A. Carrizales; obtained May 11, 2017
NEXIS-002	Nexis® Comprehensive Individual Report, Mary M. Maitz; obtained May 11, 2017
TITLE	A.S.K. Services, Inc.
TITLE-001	Quit Claim Deed, Non- to Carrizales Properties, LLC; dated December 17, 2007
TITLE-002	Quit Claim Deed, Non- to Carrizales Properties, LLC; dated December 17, 2007
TITLE-003	Deed, Non-responsive to East St. Louis and Interurban Water Company; dated May 1, 1926
TITLE-004	Deed, Illinois Terminal Railroad Company to Norfolk and Western Railway Company; dated September 1, 1981
TITLE-005	Deed, Madison County to City of Granite City; dated January 26, 2009
TITLE-006	Deed, Madison County to City of Granite City; dated December 15, 2010
TITLE-007	Articles of Amendment, East St. Louis and Interurban Water Company name changed to Illinois-American Water Company; dated May 26, 1978
USSEC	U. S. Securities and Exchange Commission
USSEC-001	Form 10-K, Norfolk Southern Railway Company; dated December 31, 2004

FINAL TITLE SEARCH REPORT
Jennison-Wright Site and
Adjacent Properties

Granite City, Madison County, Illinois

Contract No.:	EP-W-05-013
Task Order No.:	003
Work Order No.:	05WK081808
Site No.:	05WK
EPA TOM:	Mike Rafati
Telephone No.:	312/886-0390
GRB TOM:	Rose Russo
Telephone No.:	212/564-8640

April 23, 2010

ENFORCEMENT CONFIDENTIAL

1.0 INTRODUCTION

1.1 Scope of Work

On August 19, 2008, the U.S. Environmental Protection Agency (EPA) Region 5 Task Order Manager (TOM) issued Work Order 05WK081808 under Task Order (TO) No. 003 via Work Request Form (WRF) No. 075 to GRB Environmental Services, Inc. (GRB). GRB was directed to perform a title search for the Jennison-Wright site in Madison County, Illinois (Fig. 1). GRB was also directed to conduct a title search on adjacent properties identified by EPA on a map provided to GRB. GRB was directed to research title records from 1990 to the present.

The site and adjacent properties comprise a total of 33 parcels. In its preliminary research, GRB determined that the area EPA identified on the western boundary of the site includes 25 residential parcels. GRB notified EPA of this on August 22, 2008 and requested further direction concerning these parcels. On August 26, 2008, EPA notified GRB that information gathered on these parcels should be limited to current ownership.

1.2 Performance of Work

GRB traveled to Edwardsville, Illinois, the county seat of Madison County to conduct title research on the site. The following offices were visited:

- Madison County Recorder's Office (title records)
- Madison County Treasurer's Office (tax information)
- Madison County Assessor's Office (assessment records and parcel maps)

All documents viewed by GRB were stored in books, on microfilm, or on computer and uncertified paper copies were obtained of relevant records.

GRB was directed to obtain tax records from 1990 to the present; however, Madison County does not maintain any historic tax records. Therefore, GRB obtained tax records for 2007 (payable in 2008) only. The 2008 assessment and tax records are not yet available.

GRB was also directed to search for site operators and site lessees documented in title records. No leases were located and non-owner operators were not identified in other title records, such as mortgages.

1.3 Site Location and Description

The Jennison-Wright site comprises three tax parcels (PINs 22-1-19-13-16-401-001; 22-1-19-13-16-401-002; and 22-1-19-13-20-401-001). The site is triangular in shape and is bisected by 22nd Street. GRB also researched 30 parcels adjacent to the Site, including 25 residential parcels located west of the Jennison-Wright site and south of 22nd Street. All parcels were located in Section 13 of Township 3 North, Range 10, East of the Third Principal Meridian, located in Granite City, Madison County, Illinois.

1.4 Organization of the Report

Title search and other findings are presented in four sections: (1) Introduction, which provides an outline of the work performed and the site location; (2) Current Ownership for the site and specified adjacent parcels; (3) Legal Descriptions for the parcels; and (4) Title History for the tax parcels. Attachments include an ownership table, figures, parcel maps, title trees for the site and non-residential parcels adjacent to the site, a completed deliverable checklist, and referenced documents, including title, assessor, and tax records.

2.0 CURRENT OWNERSHIP

Records at the Madison County Treasurer's office were reviewed to identify the current tax payers of record for the Site. Title records confirmed the owners' names in the Madison County Treasurer's records for the parcels. The three parcels comprising the site are in **bold** on the table below.

Tab No.	Source	Parcel ID Number	Owner's Name ¹	Owner's Address ¹
38	Fred Bathon, Madison County Treasurer	22-1-19-13-12-201-037	Illinois American Water Co.	P.O. Box 5627 Cherry Hill, NJ 08034
39	Fred Bathon, Madison County Treasurer	22-1-19-13-12-201-903	Norfolk & Western Railway Co.	110 Franklin Rd. SE Roanoke, VA 24042-0028
40	Fred Bathon, Madison County Treasurer	22-1-19-13-16-401-001	Carrizales Properties, LLC	1310 18th St. Granite City, IL 62040
41	Fred Bathon, Madison County Treasurer	22-1-19-13-16-401-002	Carrizales Properties, LLC	1310 18th St. Granite City, IL 62040
42	Fred Bathon, Madison County Treasurer	22-1-19-13-16-401-003	Madison County Trustee	P.O. Box 96 Edwardsville, IL 62025
43	Fred Bathon, Madison County Treasurer	22-1-19-13-16-401-903	Norfolk & Western Railway Co.	110 Franklin Rd. SE Roanoke, VA 24042-0028
44	Fred Bathon, Madison County Treasurer	22-1-19-13-20-401-001	Carrizales Properties, LLC	1310 18th St. Granite City, IL 62040
45	Fred Bathon, Madison County Treasurer	22-1-19-13-20-401-002	All Track Equipment Co.	P.O. Box 1247 Granite City, IL 62040
46	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-001	Non-responsive	
47	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-002		
48	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-003		
49	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-004		
50	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-005		

Final Title Search Report
Jennison-Wright Site

Tab No.	Source	Parcel ID Number	Owner's Name ¹	Owner's Address ¹
51	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-006	Non-responsive	
52	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-007		
53	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-008		
54	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-009		
55	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-010		
56	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-011		
57	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-012		
58	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-013		
59	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-014		
60	Fred Bathon, Madison County Treasurer	22-2-19-13-15-404-015		
61	Fred Bathon, Madison County Treasurer	22-2-19-13-15-407-024		
62	Fred Bathon, Madison County Treasurer	22-2-19-13-15-407-025		
63	Fred Bathon, Madison County Treasurer	22-2-19-13-15-407-029		
64	Fred Bathon, Madison County Treasurer	22-2-19-13-19-402-017		
65	Fred Bathon, Madison County Treasurer	22-2-19-13-19-402-019		
66	Fred Bathon, Madison County Treasurer	22-2-19-13-19-402-020		

ENFORCEMENT CONFIDENTIAL

Final Title Search Report
Jennison-Wright Site

Tab No.	Source	Parcel ID Number	Owner's Name ¹	Owner's Address ¹
67	Fred Bathon, Madison County Treasurer	22-2-19-13-19-402-022	Non-responsive	
68	Fred Bathon, Madison County Treasurer	22-2-19-13-19-402-023		
69	Fred Bathon, Madison County Treasurer	22-2-19-13-19-402-024		
70	Fred Bathon, Madison County Treasurer	22-2-19-13-19-402-025		

¹ Name and address taken from Montgomery County tax records. No independent research was conducted to confirm the address.

3.0 LEGAL DESCRIPTION

GRB researched 33 tax parcels. The legal descriptions cited below were transcribed from available conveyance documents.

22-1-19-13-12-201-037

Formerly Venice Township 3-10 PT SE NE (Tab 38).

Note: Legal description taken from tax and assessment record as no conveyance document with a full legal description was located in Madison County records.

22-1-19-13-12-201-903

Formerly Venice Township 3-10 PT SE of NE (Tab 39).

Note: Legal description taken from tax and assessment record as no conveyance document with a full legal description was located in Madison County records.

22-1-19-13-16-401-001

A tract of land in the Southeast Quarter of Section 13 Township 3 North, Range 10 West of the Third Principal Meridian, further described as follows: beginning at the Northeast corner of the Southeast Quarter of Section 13; thence North 89 degrees 51 minutes 40 seconds West along the North line of said Quarter Section a distance of 295.5 feet to an iron pin at the Northeast corner of a tract of land described in deed to the Jennison-Wright Corporation recorded in the Recorder's Office of Madison County, in Book 2329 Page 219, being the point of beginning of the tract herein described; thence continuing North 89 degrees 51 minutes 40 seconds West along said North line of the Southeast Quarter of said Section 13 a distance of 652.71 feet; thence South 0 degrees 0 minutes 50 seconds East a distance of 30 feet to the Southerly right of way line of 23rd Street (60 feet in width); thence North 89 degrees 48 minutes 40 seconds West along said Southerly right of way line a distance of 324.72 feet to a concrete monument on the East line of McCasland and Youree's Third subdivision of the Wulfmeyer Tract; thence South 1 degree 50 minutes East along said East line a distance of 526.19 feet to an iron pin on the northerly right of way line of 22nd Street (60 feet in width); thence along said right of way line of as follows: North 89 degrees 57 minutes 20 seconds East a distance of 493.0 feet to an iron pin; around a curve to the right having a radius of 230 feet through a central angle of 44 degrees 20 minutes 50 seconds chord bearing south 67 degrees 52 minutes 10 seconds East; an arc distance of 178.02 feet to an iron pin; South 45 degrees 41 minutes 50 seconds East a distance of 9.26 feet, to an iron pin on the Easterly line of the above mentioned tract described in deed recorded in book 2329, Page 219; thence North 25 degrees 39 minutes 40 seconds East along said Easterly line a distance of 693.10 feet to the point of beginning. As in Book 3204 Page 1928, Parcel 3.

*Situated in the Township of Granite City, County of Madison, State of Illinois
(Tab 34).*

22-1-19-13-16-401-002 and 22-1-19-13-20-401-001

A tract of land in the Southeast Quarter of Section 13, Township 3 North, Range 10 West of the Third Principal Meridian, further described as follows: Beginning at an old stone at the Southeast corner of the Wulfmeyer Tract, which point is also the Southeast corner of McCasland and Youree's First Subdivision of the Wulfmeyer Tract; thence North 1 degree 50 minutes West along the East line of said McCasland and Youree's First Subdivision of the Wulfmeyer Tract a distance of 45 feet to an iron pin at the point of beginning of the tract herein described: Thence continuing North 1 degree 50 minutes West along said East line a distance of 1046.10 feet to an iron pin on the Southerly right-of-way line of 22nd Street; thence along said Southerly right-of-way line as follows: North 89 degrees 57 minutes 30 seconds East a distance of 491.12 feet to an iron pin; around a curve to the Right, having a radius of 170 feet through a central angle of 36 degrees 39 minutes 20 seconds chord bearing South 71 degrees 42 minutes 50 seconds East, an are distance of 108.76 feet to an iron pin on the Westerly right-of-way line of the Granite City, St. Louis and Eastern Belt Line Railroad; thence South 25 degrees 39 minutes 40 seconds West along said Westerly right-of-way line a distance of 162.53 feet to an iron pin; thence North 64 degrees 13 minutes 30 seconds West a distance of 14.4 feet to an iron pin on the Northwestern line of a tract conveyed to Union Starch and Refining Company by deed recorded in the Recorder's Office of Madison County, Illinois in Book 1485, Page 331; thence along said Northwestern line as follows: South 26 degrees 17 minutes 30 seconds West a distance of 362.43 feet; around a curve to the right, having a radius of 5965.79 feet through a central angle of 5 degrees 58 minutes 20 seconds chord bearing South 29 degrees 16 minutes 40 seconds West, an are distance of 621.92 feet to an iron pin; thence South 66 degrees 13 minutes West a distance of 12.33 feet to the point of beginning. As in Book 3204, Page 1927 and 1928, Parcel 2.

*Situated in the Township of Granite City, County of Madison, State of Illinois
(Tab 35).*

22-1-19-13-16-401-003

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 13, Township 3 North, Range 10 West of the Third Principal Meridian, Further described as follows: Commencing at the intersection of the South right-of-way line of West 22nd Street and the Easterly right-of-way line of the former Granite City, St. Louis and Eastern Belt Line Railroad Company in said Section 13; thence Southwesterly along the Easterly right-of-way of said Railroad a distance of 709 feet to the intersection said Quarter Quarter; thence West along the South

line thereof to the Westerly line of said Railroad right-of-way; Thence Northeasterly along said Railroad right-of way a distance of 588 feet; thence Easterly a distance of 12 feet; thence Northeasterly a distance of 157 feet to the intersection of the Southerly right-of-way line of said West 22nd Street; thence Easterly along said South [sic] right-of-way line of West 22nd Street a distance of 40 feet to the Point of Beginning, TOWNSHIP OF GRANITE CITY, County of Madison, State of Illinois (Tab 21).

22-1-19-13-16-401-903

PT NE SE (Tab 43).

Note: Legal description taken from tax and assessment record as no conveyance document with a full legal description was located in Madison County records.

22-1-19-13-20-401-002

All that part of the following described real estate which abuts and lies south of the easement for public use known as Twenty second (22nd) Street in the City of Granite City, Illinois;

That part of the right of way of the Granite City, St. Louis and Eastern Belt Line Railroad Company located in the Southeast Quarter of Section 13 Township 3 North, Range 10 West of the Third Principal Meridian in Madison County, Illinois, described as follows:

Beginning at the intersection of the North line of the said Southeast Quarter of said Section 13 with the Westerly right of way line of the St. Louis, Chicago and St. Paul Railroad (now Illinois Terminal Railroad), said point begin 295.5 feet West of the Northeast corner of said Southeast Quarter of said Section 13; thence Southerly along the Westerly line of said railroad 902.14 feet to a point; thence Westerly at right angles to the Westerly line of said railroad 50 feet to a point on the North line of a tract transferred to Rudolph Winterman, Trustee by Deed recorded in Book 301 Page 205, in the office of the Recorder of Deeds of Madison County, Illinois; thence Northerly parallel to the Westerly line of said railroad 878.10 feet to a concrete monument on the North line of the said Southeast Quarter of said Section 13; thence East along the North line of said Southeast Quarter of said Section 13, 55.41 feet to the point of beginning.

Exempting therefrom that part acquired by Union Starch and Refining Company, Incorporated from Granite City, St. Louis and Eastern Belt Line Railroad Company by Warranty Deed dated April 26, 1965 and recorded in Book 2360 Page 3.

Situate in the County of Madison and State of Illinois (Tab 5).

Note: Several parcels were conveyed in the above deed; however parcel descriptions were not correlated to PINs. Based on an examination of Map 19-13-20, GRB believes the above described parcel to be parcel 22-1-19-13-20-401-002.

22-2-19-13-15-404-001

Lot 1 in Block 2 of McCasland and Youree's First Subdivision of the Wulfmeyer Tract as per the plat thereof recorded in Plat Book 6 Page 4, in Madison County, Illinois (Tab 32).

22-2-19-13-15-404-002

The Northerly one-half (1/2) of Lot Number Two (2) in Block No. Two (2), MCCASLAND AND YOUREE'S FIRST SUBDIVISION of the Wulfmeyer Tract, Granite City, Illinois as shown on the Plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 6 Page 4 (Tab 10).

22-2-19-13-15-404-003

The South One-Half (1/2) of Lot Numbered Two (2) in Block Numbered Two (2) McCasland and Youree's 1st Subdivision of the Wulfmeyer Tract, an Addition to Granite City, as the same appears from Plat thereof Recorded in Plat Book 6 Page 4 of the Records of Madison County, Illinois (Tab 31).

22-2-19-13-15-404-004

Lot Three (3) in Block Two (2) in McCasland and Youree's First Addition to Wulfmeyer Tract according to the plat thereof recorded in Plat Book 6 Page 4 in the Recorder's Office of Madison County, Illinois (Tab 19).

22-2-19-13-15-404-005

The Northerly One-Half of Lot 4 in Block 2 in McCasland and Youree's First Subdivision, of the Wulfmeyer Tract, according to the plat thereof recorded in Plat Book 6 Page 4, in Madison County, Illinois (Tab 26).

22-2-19-13-15-404-006 & 22-2-19-13-15-404-007

The South Half of Lot 4 and the North Half of Lot 5, Block 2, McCasland & Youree's First Subdivision of Wulfmeyer Tract, PB 6 – Pg 4, in the City of Granite City. Township of Granite City (Tab 24).

22-2-19-13-15-404-008

The South Half of Lot Five (5) in Block Two (2) in McCasland and Youree's First Subdivision of the Wulfmeyer Tract, as the same appears from the plat thereof

recorded in Plat Book 6 Page 4 in the Office of the Recorder of Deeds of Madison County, Illinois; situate in the County of Madison and State of Illinois (Tab 14).

22-2-19-13-15-404-009

Lot Number Six (6) in Block Number Two (2) in McCasland and Youree's First Subdivision of the Wulfmeyer Tract, Granite City. As the same appears from plat thereof recorded in Plat Book 6, Page 4 of the Recorders Office of Madison County, Illinois (Tab 16).

22-2-19-13-15-404-010 and 22-2-19-13-15-404-011

Parcel 1: The Northerly half of Lot Seven (7) in Block Two (2) in McCasland and Youree's First Subdivision of the Wulfmeyer Tract according to the plat thereof in Plat Book 6 at Page 4;

Parcel 2: South One-half Lot Seven (7) Block Two (2), McCasland and Youree's 1st Subdivision of Wulfmeyer Tract according to the plat thereof in Plat Book 6 Page 4 (Tab 11).

22-2-19-13-15-404-012

The North Half of Lot Eight (8) in Block Two (2) of McCasland and Youree's 1st Subdivision of the Wulfmeyer Tract, as the same appears on the plat thereof recorded in Plat Book 6 on Page 4 of the Recorder's Office of Madison County, Illinois, situated in the City of Granite City, County of Madison and State of Illinois (Tab 1).

22-2-19-13-15-404-013

The South half of Lot 8 in Block 2 McCasland and Youree's First Subdivision of the Wulfmeyer Tract, West Granite Addition to Granite City, according to the plat thereof recorded in Plat book 6, Page 4 in Madison County, Illinois, commonly known as 2108 Missouri Avenue, Granite City, Illinois (Tab 22).

22-2-19-13-15-404-014

Lot 9 McCasland & Yourees First Subd of Wulfmeyer Tr. 50x158 S IRR (Tab 37).

22-2-19-13-15-404-015

Lot 10 in Block 2 in McCasland and Youree's First Subdivision of Wulfmeyer Tract according to the Plat thereof recorded in Plat Book 6 Page 14 in Madison County, Illinois (Tab 23).

22-2-19-13-15-407-024

Lot 3, Block 1 of McCasland & Youree's First Subdivision of Wulfmeyer Tract, as recorded in PB "6"-24.

Township of Granite City (Tab 20).

22-2-19-13-15-407-025

The South 35 feet of Lot 2 in Block 1 in McCasland & Youree's First Subdivision of the Wulfmeyer Tract Addition to Granite City as per Plat Book 6 Page 4. Situated in the County of Madison and State of Illinois (Tab 36).

22-2-19-13-15-407-029

A part of Lot 1 and a part of the North 15 feet of Lot 2 in Block 1 in "McCasland and Youree's First Subdivision of the Wulfmeyer Tract", according to the plat thereof recorded in Plat Book 6 Page 4, more particularly described as follows: Beginning at a point on the North line of Lot 1 a distance of 126 2/3 feet East of the Northwest corner of said Lot 1; thence South from said beginning point parallel to the East line of Missouri Avenue a distance of 65 feet; thence East parallel to the North line of Lot 1, a distance of 37 feet 6 1/4 inches to the East line of said Lot 2; thence Northerly a distance of 65 feet, more or less to the Northeast corner of Lot 1; thence West 35 feet 5 1/2 inches to the point of beginning, within the Corporate Limits of the City of Granite City, Madison Country, Illinois (Tab 4).

22-2-19-13-19-402-017

All of Lot Number Four (4) and the North Thirty-three (33) feet Four (4) inches of Lot Number Five (5) in Block Number One (1) in McCasland and Youree's First Subdivision of the Wulfmeyer Tract, as the same appears on the Plat thereof recorded in Plat Book 6 on Page 4, in the Office of the Recorder of Deeds of Madison County, Illinois (Tab 30).

22-2-19-13-19-402-019

The Southerly Nineteen (19) feet Four (4) inches of Lot Five (5) and the Northerly Eleven (11) feet Eight (8) inches of Lot Six (6) in Block One (1) in McCasland and Youree's First Subdivision of the Wulfmeyer Tract, according to the plat thereof recorded in Plat Book 6, Page 4 in Madison County, Illinois (Tab 12).

22-2-19-13-19-402-020

Beginning at a point on the East line of Missouri Avenue 10 feet North of the South line of Lot Six (6) in Block One (1), thence North along the East line of

Missouri Avenue 28 feet 4 inches, thence East at right angles to West side of North and South alley in Block One (1); thence South 28 feet 4 inches, thence West parallel to South line of Lot Six (6), Block One (1) to the point of beginning, all being in McCasland and Youree's First Subdivision; situated in the City of Granite City, County of Madison and State of Illinois (Tab 25).

22-2-19-13-19-402-022

Parcel #1

The Southerly 10 feet of Lot 6 and the Northerly 20 feet of Lot 7 in Block 1 in McCasland and Youree's First Subdivision of the Wulfmeyer Tract to Granite City, as shown on the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 6 page 4 in Madison County, Illinois.

Parcel #2

The South 30 feet of Lot 7 in Block 1 in McCasland and Youree's First Subdivision of the Wulfmeyer Tract Addition to Granite City, as shown on the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 6 page 4 in Madison County, Illinois (Tab 17).

22-2-19-13-19-402-023 and 22-2-19-13-19-402-024

Lots 8 and 9 in Block 1 in McCasland and Youree's First Subdivision of the Wulfmeyer Tract, a subdivision according to the plat thereof recorded in the Recorder's Office;

Situate in the County of Madison and State of Illinois (Tab 33).

22-2-19-13-19-402-025

Lot 10 in Block 1 in MCCASLAND AND YOREE'S FIRST SUBDIVISION OF THE WULFMEYER TRACT, according to the Plat thereof recorded in Plat Book 6 Page 4 in the Recorder's Office of Madison County, Illinois (Tab 15).

4.0 TITLE HISTORY

The following text presents title information for 33 parcels. Of the 33 parcels, three comprise the site, 25 are adjacent residential properties, and five are adjacent commercial/industrial parcels. As directed by EPA on August 26, 2008, only current ownership information is provided for the 25 residential parcels. GRB was unable to obtain a full title history from 1990 for parcels 22-1-19-13-12-201-037 (owned by American Water Co.); 22-1-19-13-12-201-903 and 22-1-19-13-15-401-903 (owned by Norfolk & Western Railway); and 22-2-19-13-15-404-015 (owned by **Non-responsive**). Each of these title gaps is further discussed below. Copies of the ownership table, title trees, parcel maps, and the referenced documents are attached. The title trees do not include the residential parcels. Title histories for the tax parcels are summarized below. The three parcels comprising the site are presented first, followed by the adjacent parcels in parcel number order.

4.1 22-1-19-13-16-401-001, 22-1-19-13-16-401-002, and 22-1-19-13-20-401-001

These three parcels are currently owned by Carrizales Properties, LLC (Tab 40, 41 and 44).

Jennison-Wright Corporation conveyed these parcels to 2-B-J.W., Inc. on September 29, 1981 (Tab 3). These parcels were sold at a tax sale due to non-payment of taxes on January 9, 1991. The parcels were not redeemed and tax deeds conveying the property to Madison County, as Trustee, were issued on August 31, 1993 (Tabs 6 and 7). These three parcels were conveyed to **Non-responsive** on August 24, 1995 (Tabs 8 and 9). **Non-responsive** quitclaimed these parcels to Carrizales Properties, LLC on December 17, 2007 (Tabs 34 and 35).

4.2 22-1-19-13-12-201-037

Based on tax assessor records, this parcel is currently owned by Illinois American Water Co. (Tab 38)

GRB searched the title records of the Madison County Recorder back to 1931, but was unable to locate the conveyance deed to Illinois American Water Co. Staff at the Recorder's office stated it was possible the deed was not filed for record or that the acreage had been acquired by the company under another name and that the name change was not filed for record.

4.3 22-1-19-13-12-201-903 and 22-1-19-13-16-401-903

Based on tax assessor records, these parcels are currently owned by the Norfolk & Western Railway. (Tabs 39 and 43).

GRB searched the title records of the Madison County Recorder back to 1931, but was unable to definitively locate the conveyance deed to the Norfolk and Western Railway.

GRB did locate a deed in which Illinois Terminal Railroad Company conveyed acreage to Norfolk and Western Railway Company on September 1, 1981 (Tab 2). This conveyance was in conjunction with the dissolution of the Illinois Terminal Railroad Company. This conveyance included several abandoned rights-of-way in Madison County, as well as approximately 8.83 acres in Section 13 generally described as being north of 22nd Street, which is the approximate location of these parcels. Staff at the Recorder's office were unable to confirm to GRB that the deed referenced the site-adjacent property because no legal description was included, but stated that it was possible. The staff also stated it was possible the deed was not filed for record. Office staff also noted that railroad properties often have a complicated ownership history which makes it more difficult as a single conveyance may include land in many different counties.

4.4 22-1-19-13-16-401-003

This parcel is currently owned by Madison County, as Trustee (Tab 42).

This acreage was sold at a public sale for non-payment of taxes on December 20, 2000. The purchaser did not redeem the property in the time allotted. Therefore, the acreage was conveyed to Madison County, as Trustee, by the Madison County Clerk on June 27, 2003 (Tab 21).

4.5 22-1-19-13-20-401-002

This parcel is currently owned by All Track Equipment Co. (Tab 45).

Evans Track-Work Leasing conveyed this parcel, as well as three additional parcels, to All-Track Equipment, Inc. on June 30, 1989 (Tab 5). All-Track Equipment, Inc., also known as All-Track Equipment Corp., executed a mortgage with Breman Bank and Trust Company on October 27, 1997 (Tab 13). The mortgage was in the amount of \$300,000.00 and was for a one-year term. The mortgage was released on April 24, 1998.

4.6 22-2-19-13-15-404-001

This parcel is currently owned by Non-responsive

Gilbert Carrizales quitclaimed the parcel to Non-responsive

4.7 22-2-19-13-15-404-002

This parcel is currently owned by Non-responsive

Non-responsive

4.8 22-2-19-13-15-404-003

This parcel is currently owned by Non-responsive

Non-responsive

4.9 22-2-19-13-15-404-004

This parcel is currently owned by Non-responsive

Non-responsive

4.10 2-19-13-15-404-005

This parcel is currently owned by Non-responsive

Non-responsive

4.11 22-2-19-13-15-404-006 and 22-2-19-13-15-404-007

These parcels are currently owned by Non-responsive (Tabs 51 and 52).

Madison County, Trustee conveyed these parcels to Non-responsive (Tab 24).

4.12 22-2-19-13-15-404-008

This parcel is currently owned by Non-responsive

Non-responsive (Tab 53).

Non-responsive

4.13 22-2-19-13-15-404-009

This parcel is currently owned by [Non-responsive] (Tab 54).

[Non-responsive]

4.14 22-2-19-13-15-404-010 and 22-2-19-13-15-404-011

These parcels are currently owned by [Non-responsive] (Tabs 55 and 56).

[Non-responsive]

4.15 22-2-19-13-15-404-012

This parcel is currently owned by [Non-responsive] (Tab 57).

[Non-responsive] relinquished the parcel to [Non-responsive] (Tab 1).

4.16 22-2-19-13-15-404-013

This parcel is currently owned by [Non-responsive] (Tab 58).

[Non-responsive]

4.17 22-2-19-13-15-404-014 and 22-2-19-13-15-404-015

These two parcels are currently owned by [Non-responsive] (Tabs 59 and 60).

[Non-responsive]

[Non-responsive]

4.18 22-2-19-13-15-407-024

This parcel is currently owned by **Non-responsive** (Tab 61).

Non-responsive obtained this parcel from Madison County on December 20, 2002 (Tab 20). A demolition lien on the parcel was filed by the City of Granite City on March 11, 2005 (Tab 29). This lien was for \$4,109.00 which were costs incurred during the demolition process.

4.19 22-2-19-13-15-407-025

This parcel is currently owned by Love Construction and Remodeling, Inc. (Tab 62).

Love Construction and Remodeling, Inc. obtained this parcel from **Non-responsive** on January 9, 2008 (Tab 36).

4.20 22-2-19-13-15-407-029

This parcel is currently owned by Madison County, as Trustee (Tab 63).

The property was owned by **Non-responsive** (Tab 4). A Lis Pendens notice was filed against the property for non-payment of taxes on January 25, 2005 (Tab 28). A tax deed for the property was not located in the files of the Madison County Recorder. Recorder staff stated that a tax deed may not yet have been issued, as the process of issuing a tax deed can take several years with the prospective new owner holding a Certificate of Purchase in the interim.

4.21 22-2-19-13-19-402-017

This parcel is currently owned by **Non-responsive** (Tab 64).

Non-responsive (Tab 30).

4.22 22-2-19-13-19-402-019

This parcel is currently owned by **Non-responsive** (Tab 65).

Non-responsive

(Tab 12).

4.23 22-2-19-13-19-402-020

This parcel is currently owned by **Non-responsive**
Non-responsive (Tab 66).

Non-responsive

Non-responsive

4.24 22-2-19-13-19-402-022

This parcel is currently owned by Non-responsive (Tab 67).

Non-responsive

(Tab 17).

4.25 22-2-19-13-19-402-023 and 22-2-19-13-19-402-024

These parcels are currently owned by Non-responsive (Tabs 68 and 69).

Non-responsive

4.26 22-2-19-13-19-402-025

This parcel is currently owned by Non-responsive (Tab 70).

Firstar Bank, N.A., as successor in interest to Mercantile Bank National Association, conveyed the parcel to Non-responsive on June 27, 200 (Tab 15).